

Kogarah Local Environmental Plan 2012 (Amendment No 2) New City Plan for Kogarah

Proposal Title : Kogarah Local Environmental Plan 2012 (Amendment No 2) New City Plan for Kogarah

Proposal Summary : The planning proposal seeks to amend Kogarah Local Environmental Plan (LEP) 2012 by: rezoning lands in and around centres; introducing R4 High Density Residential and E2 Environmental Conservation zones; providing increased development potential in various areas; introducing principal development standards (height of building and floor space ratio maps) for lands across the LGA; providing greater flexibility for dual occupancy development and subdivision of land; deleting E4 Environmental Living and RE2 Private Recreation zones; introducing a local provision for seniors housing; and amendments to Schedule 1 Additional Permitted Uses, Schedule 2 Exempt Development, Schedule 4 Classification and reclassification of public land and Schedule 5 Environmental Heritage.

PP Number : SI_2014_KOGAR_001_00 Dop File No : 14/13823

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions :

- 1.1 Business and Industrial Zones
- 2.1 Environment Protection Zones
- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 3.2 Caravan Parks and Manufactured Home Estates
- 3.3 Home Occupations
- 3.4 Integrating Land Use and Transport
- 3.5 Development Near Licensed Aerodromes
- 4.1 Acid Sulfate Soils
- 4.3 Flood Prone Land
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : It is recommended that the planning proposal proceed subject to the following conditions:

1. The planning proposal be exhibited for a minimum of 28 days.
2. The planning proposal be completed within 18 months of the Gateway Determination.
3. Consultation with the following Government agencies are required:
 - Transport for NSW
 - Roads and Maritime Services
 - Department of Health
 - Department of Education and Communities
 - Office of Environment and Heritage
 - Adjoining LGAs, particularly Hurstville City Council regarding proposed uplift in Hurstville City Centre
 - Sydney Water
 - Energy Australia
4. A public hearing is required to be held on the reclassification of public land.

Inconsistencies with s117 Direction 4.1 Acid Sulphate Soils and 4.3 Flood Prone Land have been justified. The Secretary's approval to proceed under these Directions be granted. No further consideration of any other Section 117 Directions is required.

Supporting Reasons :

No studies are required to be carried out.

The planning proposal seeks to increase housing choice by providing opportunities for the redevelopment of various sites across the LGA. It implements the recommendations of the Kogarah Housing Strategy, Kogarah Employment Lands and Economic Development Strategy and Open Space Review. The proposal is consistent with the strategic planning framework and is supported.

Panel Recommendation

Recommendation Date : **16-Oct-2014**

Gateway Recommendation : **Passed with Conditions**

Panel

The LEP Review Panel met on 16 October 2014. The following members sat on the Panel:

Recommendation :

Simon Manoski (Chair), General Manager, Metropolitan Delivery
Ashley Albury (Regional Representative), General Manager Western Region
Julie Rogers (Local Government Representative) Deniliquin Council
Troy Loveday, Project Manager (Secretariat)

The Panel recommends that the planning proposal should proceed subject to the following conditions:

1. The planning proposal be exhibited for a minimum of 28 days.
2. The planning proposal be completed within 18 months of the Gateway Determination.
3. Consultation with the following Government agencies are required:
 - Transport for NSW
 - Roads and Maritime Services
 - Department of Health
 - Department of Education and Communities
 - Office of Environment and Heritage
 - Adjoining LGAs, particularly Hurstville City Council regarding proposed uplift in Hurstville City Centre
 - Sydney Water
 - Energy Australia
4. A public hearing is required to be held on the reclassification of public land.

Signature:



Printed Name:

Simon Manoski

Date:
